



2 The Old Stable Yard, Blandford St. Mary, Blandford Forum

2 The Old Stable Yard
Blandford St. Mary
Blandford Forum
Dorset
DT11 9LR



- Within walking distance of town centre amenities
 - Superb conversion
 - Riverside views
 - Open plan living
 - Characterful features
- Master bedroom with ensuite
 - Utility room
 - Garage
- Two further double bedrooms

Guide Price £650,000
Freehold

Blandford Forum Sales
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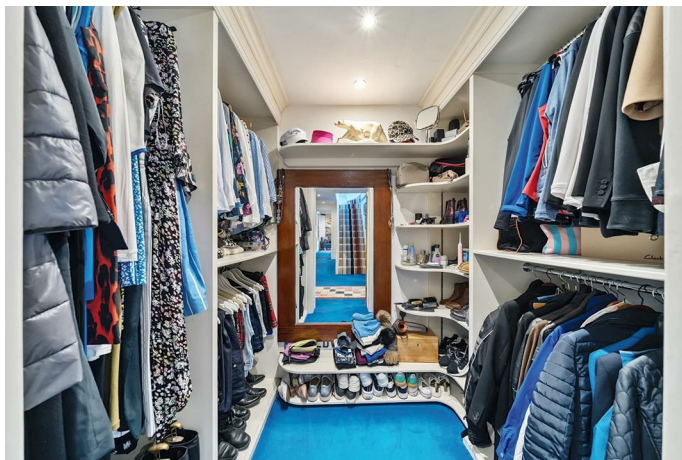


ACCOMMODATION

2 The Old Stable Yard has been sympathetically converted to a very high standard to create an attractive and spacious three-bedroom home in a stunning location within walking distance of the town centre. With its original brick elevations and a pitched slate roof the stable block was converted in 2001 and dates back to the 1800's when they were owned and used by the Hall & Woodhouse Brewery. The current owners have occupied the house since it was converted and have particularly enjoyed the superb river views, the communal gardens running along the riverbank and the convenience of living so close to the centre of Blandford.

The accommodation is inverted with the open plan living room, dining room and kitchen running the whole length of the first floor. The living area is laid with oak flooring and has four skylights plus an original arched window to one end. The adjoining dining area enjoys excellent views over the river and bridge from the twin glazed doors and Juliet balcony. The 'Country Image' kitchen comprises of a good range of hi-gloss burgundy coloured units with superb black and white granite worktops, inset stainless steel sink, corner carousel units and deep drawers. There is a 5 ring gas fired Rangemaster cooker, with 1½ ovens plus grill and stainless steel extractor hood over, integrated Bosch dishwasher and space for a freestanding fridge and freezer. The ground floor is approached by an extra wide stable type front door with outside light. There is a wide hallway with under stairs storage, plus a good size walk-in wardrobe, with hanging, half hanging and shelving. There is also a useful utility room containing a base unit with steel sink and space undercounter for a washer/dryer, plus a separate inner hallway giving access to bedrooms one and two. The master bedroom has glazed doors providing access to a patio area overlooking the riverside. There is a built-in wardrobe and an ensuite shower room with stylish modern sanitary ware and tiling, double walk-in shower, wall mounted basin, w.c. suite, chrome heated towel rail and illuminated mirror. The second bedroom enjoys a similar aspect to the master and also has glazed doors to the patio area. The third bedroom which is also a double, has an original cast iron arch shaped window and the second shower room is fitted in a similar style to the ensuite comprising of a fully tiled double shower cubicle, basin, w.c. and a heated towel rail.





OUTSIDE

The Old Stable Yard is approached by tall black entrance gates leading into a gravel driveway that runs across the front of the houses and provides a turning area plus residents parking for eight cars, with ample space for visitors parking in the drive. The property has a private lawned garden to the front of the house with stepping stone paved path to the stable-style front door, plus several raised beds, one of which surrounds a gnarled olive tree believed to be about 200 years old. A generous paved area runs across the front of bedrooms one and two, perfect for outdoor entertaining and enjoying a delightful open outlook towards the River Stour and nearby bridge. A communal decked area for use of the residents has steps leading up and over the riverside wall providing access to an area of garden with patio areas which runs along the river frontage. At the far end of the development is a row

of single garages, one of which belongs to 2 The Old Stable Yard and this benefits from power and lighting.

SITUATION

Blandford St. Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a primary school, Tesco Store, filling station and the Parish Church is set in Lower Blandford St. Mary. Blandford town with its varied amenities includes a Leisure Centre which is approximately half a mile in distance. There are good schools in the area particularly in the private sector including Bryanston, Claysmore, Canford, Sherborne and Milton Abbey.

DIRECTIONS

what3words///insert.tinny.hardens

SERVICES

Mains gas, electric, water and drainage.

There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band - E

EPC - C

There is no recorded flood risk at the property. <https://www.gov.uk/check-long-term-flood-risk>



Bournemouth Road, Blandford St. Mary, Blandford Forum

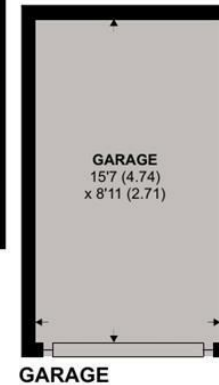
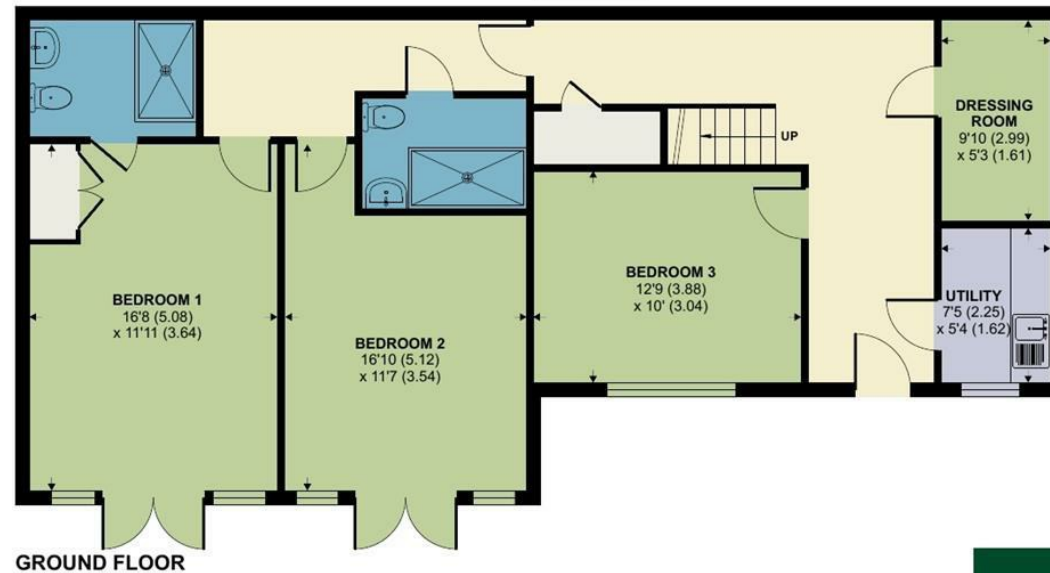
Approximate Area = 1650 sq ft / 153.2 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1788 sq ft / 166 sq m

For identification only - Not to scale

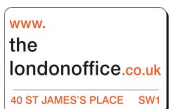
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	83
B	76
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Symonds & Sampson. REF: 1272221



Blandford/RB/April 2025



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